

Public Comments and Suggested Edits with Staff Comments-December 29, 2015

Work Group Panel Session December 7

Development potential in MD 33 corridor

Topics discussed by the panel included; How much new development will occur due to the extension of sewer in this area? What is the likely development density in villages on sewer? What are the possible traffic impacts from new development in villages? How does hazard mitigation fit into development projections?

- *Staff Comments: Most of these questions can be answered through updating the Water and Sewer Service Plan, Hazard Mitigation Plan, Zoning Ordinance, Zoning Maps and other analysis.*
- *The main concern of how many new houses are possible will not be answered by counting vacant lots.*
- *System expansion will be long term and incremental. Connections will be prioritized for existing homes, with only the remaining capacity being allocated to vacant land. Tier III-C areas have been pre-selected in cooperation with the Planning Commission and Public Works Advisory Board, to focus on existing small lots in areas of poor soils, in proximity to the path of the sewer line.*
- *See Development and Growth Planning Sector Policies, Page 2-8 through 2-9; Village Design Policies, Page 9-12; Regional and Local Road Policies, Page 3-4 through 3-5.*

Infill and Development

Comments under this topic included: What is the definition of infill (or threshold for small area or master plan)? Bonus density for workforce housing? What are landowner rights for new development?

- *Staff Comments: See definition or clarification of infill, small area and master planning in the Comprehensive Plan (Page IV, Page 2-7 through 2-9 and 2-15, Page 9-11 through 9-12).*
- *Landowner subdivision rights will be determined by zoning amendments associated with mapping and ordinance updates. Consideration of bonus density allowances for affordable housing should be regarded as a possible element in a complete housing strategy, which may or may not be useful in all cases. No housing bonus density or TDR programs currently exist in our zoning ordinance.*

Economic Development

Comments encouraged collaboration with Easton on Port Street plans.

Broadband communication infrastructure comments suggested that coverage in towns is adequate, but plans are needed for “last mile” (to individual addresses). Policies should include fiber where possible in development/infrastructure plans.

Tourism recommends flexibility in zoning for adaptive reuse of properties, and that data on tourism in draft should be updated.

Economic Development has updated its target industries list to include in plan.

The Panel felt that healthcare is critical to economic development, and continuing engagement with UMMS is encouraged. Also, the Plan should stress the assurances that only hospital and

related services can be developed at the site near the Community Center, and include the terms for repossession of property.

- *Staff Comments: A statement on the desire to partner with the Town on the Easton Point plan is found in policy 3.22.*
- *Policies 3.27 and 7.2 can be amended to support including fiber optic cable in road or other infrastructure projects, where none exists.*
- *Tourism data can be updated, as can target industries for economic development. Regulations for adaptive reuse will need to be covered in zoning ordinance update.*
- *If necessary, more details on terms of the UMMS agreement can be added to the Plan.*

Housing

Housing policies and workforce retention should be based on a positive strategy rather than restrictive development policies.

Recognize demographic trends; low growth rate, aging population.

What incentives will be recommended to encourage workforce housing?

Housing Policies 4.16 & 4.17: what should be County role?

Timeline and steps for resolving village boundaries, density, etc.?

- *Staff Comments: Demographic trends are laid out in Chapter 1. It is possible to cite the trends and statistics more clearly in Chapters 4 and 7, making connections to developing a future workforce and the changing needs of the aging populace. This can be stated as an affirmative policy to prepare the County for future viability.*
- *Housing Policies 4.16 and 4.17 are largely carried over from the 2005 Plan. They can be replaced or supplemented with recommendations from the Affordable and Workforce Housing Commission.*
- *The steps to revise zoning density, land uses and boundaries for villages have been discussed in general. The public process of updating zoning maps and ordinances will follow the adoption of the Comprehensive Plan.*

Listening Session December 14

Comprehensive Planning Process

Several speakers characterized the planning process as top down and lacking in meaningful opportunities for public input.

There was some discussion of the appropriate role of the County Council in the development of the Plan.

Staff Comments: Initially, the County's intention was to review the 2005 Plan and provide minor updates, assuming that the basic goals and objectives were unchanged. Despite added or updated sections on water resources, village centers and annexations, the core concepts of the 2005 Plan remain intact. While the comments include some specific amendments, not everything of interest to the community can be part of the Comprehensive Plan. Many topics are addressed through subsequent updates to supporting implementation plans such as the Comprehensive Water and Sewer Plan, Zoning Ordinance, Hazardous Mitigation Plan, etc.

Considerable give-and-take has occurred between the Council and Planning Commission, who have been substantially in agreement on the goals and recommendations.

Staff supports providing adequate time for review of the final draft, both prior to introduction and in the public comment period before adoption. The additional review period should enable all interested parties to assess the changes or lack of change from the goals and policies in the 2005 plan and the Planning Commission draft.

Development potential in MD 33 corridor

The topics of growth areas and new development, combined with possible traffic impacts from new development, were the main subject of community comments.

The intersection of MD 33 and Station Road and the general condition and safety of Royal Oak Road (MD 329) were two examples of safety issues.

- *Staff Comments: The similarity of many speakers' comments suggests that there is some misunderstanding of what is recommended in the plan, combined with some apprehension about possible actions that are not spelled out in detail. The Comprehensive Plan includes goals and policies for land use, community design and transportation themes to include master planning, development, infrastructure and utility goals which would be implemented outside of the Plan itself.*
- *Development anxieties aside, there are legitimate concerns about road conditions and safety that could be explored in conjunction with the State.*
- *There is only a partial relationship between additional residential development and increased traffic on MD 33. Tourism, trades and businesses all play a large part in traffic conditions for local commuters. Traffic studies can be an effective component of a demand management strategy but cannot justify denying building permits to developable properties. Demand management attempts to reduce the number of cars on the road by modifying the behavior or schedules of motorists.*
- *Concerning MD Route 33, corridor/thoroughfare plan could be completed in cooperation with SHA to assist in funding, estimated at about \$100,000. An update of the complete thoroughfare plan could be \$250,000 or more.*
- *Public Works has planned for future culvert replacements at a total cost of \$27million. Bellevue Road is among the priorities with a focus on providing a bike lane. Widening of MD Route 329 should be paid for by SHA, as it is a State road. The other option would be to request funding for improvements to MD Route 329 with the County assuming ownership.*
- *Evacuation planning and hazard mitigation need to be more widely publicized and understood. Signage, mailings, social media and other means should be used to reach full time, seasonal and transient populations with simple and concise messages about emergency preparedness.*
- *The criteria for connection of existing dwellings to sewer in Water Quality Strategy Areas could be made more explicit in the Comprehensive Plan. The Water Resources section of Chapter 6 describes the capacity of the existing Region II and Region V plants; remaining capacities could be converted into the number of dwelling units and compared to the number of Tier III-B and III-C properties that may be planned or eligible for service. Specific connection policies would continue to be outlined in the Comprehensive Water and Sewer Plan.*

- *Just as the Comprehensive Plan recommends village master plans, it may be reasonable to encourage development of a separate MD 33 area plan, following adoption of the Comprehensive Plan. In addition to traffic and development elements, such a plan should discuss recreation, natural resources, climate impacts and environmental conservation. Villages, subdivisions and agricultural lands could be considered as components of a whole, rather than isolated elements. The same process could be applied to other areas of the County, perhaps as joint plans with the incorporated towns.*
- *Rest Circle residents endorsed the sewer deployment strategy represented by the draft Tier map, citing the removal of constraints on making property improvements and water quality improvements as the fundamental advantages to homeowners and the County.*

Rural Villages

Though most comments about villages were related to the growth and sewer issues, there were other issues mentioned. One comment suggested that rather than naming villages as sites for workforce housing, the County should consider housing development in the vicinity of the new hospital.

The Bruceville representative recommended combining that village with nearby Windy Hill, and planning for improvements that would make the area more prominent among Talbot County communities.

The pros and cons of development in Royal Oak on Darby Farm were mentioned. The main objection to leaving a large area in the village available for development on sewer related to the impact on State and County roads and the area's quality of life.

There were also objections to leaving village density and zoning designation until after the Comprehensive Plan.

- *Staff Comments: This location of the new hospital is within the town of Easton and governed by an agreement which limits uses not directly related to medical services. Economic development plans as well as housing and community development policies should more explicitly emphasize the value and the necessity for workforce housing in order to assure the County's future character. Recruiting and retaining a younger, active and engaged population should be a County priority.*
- *Staff does not recommend including the consolidation of Bruceville and Windy Hill in the Plan.*
- *On the pro side of development of the Darby Farm parcel, it was argued that the area had been zoned, designated and permitted for growth for many years. Staff recommends a Tier map amendment that would leave a portion of the property eligible for sewer service while maintaining a limiting Tier IV designation on a large portion of the parcel that is predominantly agriculture and sensitive environmental areas.*
- *There have been differing opinions from residents on whether the existing VC zoning or some more restrictive zoning is most appropriate for Royal Oak. Staff recommends consigning density and designation to zoning ordinance and map amendments and enhancing the explanation of the zoning objectives in the Plan.*

Talbot County Outlook

A few public comments, while addressing no particular item in the Plan, reflect general concerns:

- ❖ Water quality improvements are visible and the strategy should continue.
- ❖ The County must act to stem population decline due to lack of economic opportunities including education, affordable housing, low wages, low investment. Targeted incentives and subsidies should be enacted to promote diversity, housing and job opportunities.
- ❖ Talbot County is an oasis in a desert of development. Future generations will be affected by what is established in this Plan to retain community character and quality of life.

Written Comments Received

Letters and emails received by the Talbot County Council were almost exclusively concerned with the potential for significant development between Easton and Tilghman, and the impacts on traffic, safety and quality of life.

The Eastern Shore Land Conservancy wrote to acknowledge that the Plan must maintain a balance between growth and preservation, and urged careful consideration of the issues of development capacity, safety and continuous planning.

Two of the incorporated towns have corresponded about coordination of maps.

Comprehensive Planning Process

Some correspondence received by the Council took issue with the comprehensive planning process -- specifically public comment and notification, plus some others commented on the collection or use of data relevant to an aspect of the Plan.

- *Staff Comments: Providing adequate time for review of the final draft, both prior to introduction and in the public comment period before adoption is crucial to the final adoption process. The comment period and the availability of drafts could be more strongly advertised than the usual process for legislation.*
- *Words and phrases such as lack of transparency, clandestine manipulation and reckless decisions indicate miscommunication about the process and objectives of the Plan update. The planning cycle and the Council's true objectives can be more plainly stated in future communications.*
- *Though not everyone is comfortable with decisions on zoning and related issues being made during subsequent implementation phases, these topics are more appropriately addressed in other more detailed legislation. Also, following this process constituents have additional opportunities to weigh in on future ordinance or zoning map amendments that may directly involve an area of interest.*

Development potential in MD 33 corridor

The comments in this category echo the public meeting comments as described above, though with some additional detail. They include assumptions about the frequency and purpose of

thoroughfare plans, evacuation plans and hazard mitigation plans and how such plans may control growth. Sharing the road with cyclists and pedestrians, factoring in traffic related to tourism or retail activities and roadway conditions are also genuine concerns.

More than one writer commented that it has become increasingly unsafe to bicycle on some of the most popular routes in the County, particularly in the vicinity of Royal Oak.

- Staff Comments: Tilghman, Queen Anne and other areas face a lack of wide road shoulders, dedicated bike lanes as well. Chapter 3 (Transportation) includes more comments on cycling than in the previous Plan, but makes no specific recommendations for trail planning or improvements.
- *Staff suggests that a separate MD 33 area plan would be an appropriate follow up to the Comprehensive Plan. Such a plan could examine more deeply the topics of recreation, natural resources, climate impacts and environmental conservation, in addition to the development, traffic and roadway concerns of the community.*

Sewer Service Plans

The process of amending the Tier map is being construed as a sewer service management plan. The absence of well-articulated, quantified criteria for sewer service connection is being perceived as an open-ended development and connection policy. This point was made in one letter from a retired professional whose comments called for more specific explanations of the Public Works strategy.

- *Staff Comments: Detailed evaluations by the Public Works Advisory Committee, the Planning Commission and staff have taken place to adopt the original Tier map, and to make the amendments proposed in the current draft.*
- *Staff recommends defining the policies described in Chapters 2, 6, and 9 as Water Quality Strategy Areas, and provide details that prioritize existing lots in villages and waterfront subdivisions. Specific connection policies and procedures will continue to be detailed and defined in the Comprehensive Water and Sewerage Plan. However, the level of detail requested by several writers is beyond the scope of the Comprehensive Plan.*

Royal Oak

Despite the zoning and sewer service history, it is clear from written comments that an appreciable number of property owners in the Royal Oak zip code are opposed to village development beyond infill lots. For the traffic safety, community character and process reasons noted above, the writers object to opening the door to development of a large area of vacant land at the crucial crossroads of the area. These issues are outlined in a letter from the Talbot Preservation Alliance, as well as many other writers.

The issue of the extent of development possible in this village has emerged as a potential barrier to acceptance of the Plan by one segment of the County population.

The Council has heard less in recent weeks from an equally adamant group of village residents who feel that some allowance for growth will sustain their communities in the long term. In Royal Oak, some village residents have stated objections to zoning changes that would restrict commercial land use, housing development opportunities, take land for roadway improvements or set design guidelines.

- *Staff recommends modifying the Tier map for Royal Oak as shown on the map at the end of this document. In addition, staff recommends enhancing the definition of village master*

plans and outlining the process for approving development in a qualifying village under a master plan.

Other items

Repurposing and redeveloping Easton Point was the topic of an email encouraging collaboration with the Town of Easton on the commercial redevelopment of the area.

Broadband Service was raised as an issue requiring a more proactive stance in County policies.

One letter was received in support of the STAR legislation and suggesting policy edits to bolster the legislation.

Minor amendments are proposed to the land use plan maps for the towns of Oxford and St. Michaels and their areas on the Tier map. These are in response to staff inquiries on coordination of growth areas with their comprehensive plans and tier designations in their adopted maps. Revision maps are included at the end of this document.

Kirke Harper delivered an overall review of the draft Plan, ranging from typographical errors to more substantive items. There are reasonable suggestions concerning villages as a whole, as well as the organization of certain sections. Several revisions are summarized in the following matrix. Several other writers pointed out typographic and other errors in the redline draft.

The Planning Office, in consultation with and subject to the approval of the Talbot County Office of Law, may make non-substantive corrections to the codification, style, capitalization, punctuation, grammar, spelling and any internal or external reference or citation included in the draft Comprehensive Plan, as recommended to the County council, that are incorrect or obsolete.

Ref.	Comment Received	Suggested Response	Staff Comments
	Development potential in MD 33 corridor		
1	What is the rationale for extending sewer to villages and areas adjoining sewer lines?	Amendment, Chapter 2, II. General Land Use Plan, Section A,1,c. Community Character: <i>(addition to paragraph beginning "Several village Communities' experience")</i> , <u>These villages have been designated as Water Quality Strategy Areas in the Tier map, following the policy that</u> connections to existing wastewater treatment facilities...	See Chapter 2, Section A,1,d for description of Rural Residential areas, and Policy 2-17 on infill and redevelopment.
2	How much new development will occur due to the extension of sewer in this area?	Amendment, Chapter 6, Section B,2. Private Septic Systems <i>(addition to last paragraph):</i> <u>System expansion will be incremental and prioritized for existing homes, with only remaining system capacity being allocated to vacant land in areas designated Tier III-C.</u>	Questions about the extent of growth can be answered through updating the Water and Sewer Service Plan, Hazard Mitigation Plan and other analysis. Also note that Tier III-C areas have been pre-selected in cooperation with the Planning Commission and Public Works Advisory Board, to focus on existing small lots in areas of poor soils, in proximity to the path of the sewer line. There is no target for substantial growth.
3	What is the likely development density in villages on sewer?	Amendment, Chapter 9, Policy 9.10 New development and redevelopment in villages should be compatible with existing character in terms of land use, density, scale, setbacks, site layout, mix of use, and general design to maintain their unique "sense of place." <u>Master Plans should be required for review of small scale and major subdivision, and major site plans. Master Planning shall include a comprehensive study addressing compatibility and suitability of existing and proposed land uses, infrastructure, facilities and services associated with development and redevelopment.</u>	The main concern of how many new houses are possible will not be answered by counting vacant lots. The master planning process will enable the County to assess the appropriate density for a particular location.

Ref.	Comment Received	Suggested Response	Staff Comments
4	Determining development density, village zoning designation and villages boundaries, or how much vacant land will be available for development.	<p>Amendment, Chapter 9, A. Village Planning Process, last paragraph, The three classifications listed in the amended-zoning ordinance permit an increasingly diverse range of uses to better assure development is compatible with village scale and to achieve their distinctive objectives. <u>The Zoning Ordinance shall provide greater detail and characterization of the three village zoning districts to include density and bulk requirements.</u> The general village provisions of this Plan shall be applied to all village zoning districts as applicable.</p> <p>New policy 9.13 <u>The County will review permitted density and bulk requirements for all village zoning districts. Consideration of village rezoning shall be completed through the comprehensive mapping process keeping in mind the unique character of each village.</u></p> <p>9.13<u>14</u> ***</p>	The Council has determined that these matters are best resolved through comprehensive rezoning and map amendments, the next step in updating regulations after the comprehensive plan.
5	What are the policies for new development on sewer?	<p>See: Policy 6.15 (The County will work to identify and prioritize for connection to sewer systems...) Policy 6.16 (...work to extend public sewer service to existing lots of record.)</p>	Tiers III-B and III-C identify the areas that are eligible for sewer service. These areas do not include large areas of vacant land and policies prioritize existing development.

Ref.	Comment Received	Suggested Response	Staff Comments
6	What are the possible traffic impacts from new development in villages?	<p>Amendment, Chapter 9, Section III,C, Village Design Guidelines, fourth paragraph: As discussed in Chapter 2, Village Planning Areas are master planned areas with suitable land available for infill, redevelopment and new development. Master plans, or small area plans are required to successfully evaluate <u>traffic, emergency response and other infrastructure impacts</u> of development or redevelopment on villages while maintaining village character. The plans also provide a general understanding among residents on the nature and scale of proposed development.</p> <p>2.15 A master plan is required in designated Village Planning Areas to help define its village character, <u>to study the compatibility and suitability of existing and proposed land uses, infrastructure, facilities and services associated with development and redevelopment</u> and to assist County planning by providing its growth aspirations shall be assisted by County staff to develop such plans. Draft village plans shall be vetted with village residents to determine a general consensus on the village's recommendations to the County for applicable future growth policies.</p>	<p>Master Plans for new development in villages are required to examine potential impacts.</p> <p><i>See also</i> Policies 3.4 through 3.7.</p>

Ref.	Comment Received	Suggested Response	Staff Comments
7	How does the potential for emergency evacuation along a single road fit into development projections?	<p>Amendment, Page 4-3, Chapter 4, Section II, A. 2. Emergency Services (new third paragraph): <u>Talbot County has an effective emergency management division, with detailed hazard mitigation, evacuation and emergency plans and operations.</u></p> <p>Amendment, Chapter 4, insert new paragraph after “Other existing, regional plans...”, Page 4-6 – 4-7 <u>The five pillars of community resilience in Talbot County are:</u></p> <ol style="list-style-type: none"> 1. <u>Health, Safety, and Welfare</u> 2. <u>Economic Stability</u> 3. <u>Infrastructure</u> 4. <u>Education</u> 5. <u>Environment and Shoreline Protection</u> <p><u>These pillars have been introduced into the Talbot County Comprehensive Plan as general guidance. It is the County’s intent to use the five pillars to direct capital projects, form working groups, and secure grant funding in the future. Community resilience cannot be supported by only one or several of the pillars; to be a truly resilient community in the face of emergencies of all sorts, it is the belief of Talbot County that we must invest in all pillars equally.</u></p> <p>4.11 Talbot County should<u>shall</u> research and implement plans <u>using the five pillars of community resilience</u> to improve community resilience<u>partnerships and awareness</u> in the face of coastal and climate hazards.</p>	Emergency evacuation is not considered a last minute situation. Existing evacuation and hazard mitigation planning needs to be more widely publicized, especially to seasonal residents, visitors and tourists. Signage reminding residents to access the Everbridge Citizen Alerting System could be considered.

Ref.	Comment Received	Suggested Response	Staff Comments
8	How can concerns about road conditions and safety for vehicle, pedestrian and bicyclist, for example at the intersection of MD 33 and Station Road, and the general condition and safety of Royal Oak Road be addressed?	See policies 3.1 through 3.19 Amendment, Chapter 3, B. Transportation Facility Planning. Paragraph beginning: The County should be mindful of ... For these reasons (and because of the quality of life effects of traffic congestion) the County should give careful consideration to the carrying capacity of those roads when making transportation or infrastructure decisions. <u>The County has made multi-million dollar investments in its roads in recent years to alleviate congestion, including the widening and rebuilding of Glebe Road from Unionville Road to MD 322.</u> The development of a solution to congestion in the St Michaels town center would also help address these concerns.	The County will continue to discuss existing conditions and avenues to improve automobile, pedestrian and bicycle safety with the SHA and other relevant agencies.
9	The area from Easton through Tilghman on MD 33 and MD 579 should be thoroughly studied and planned before significant new development is permitted.	Amendment, Chapter 2, Sensitive Areas Planning Policies (new policy 2.31): <u>In order to implement policies 2.25 through 2.30, regional plans should be developed to integrate infrastructure, growth, recreation, natural resources, climate impacts and environmental conservation plans and initiatives. Adjoining villages, subdivisions and agricultural lands should be incorporated into regional plans.</u>	
	Infill and housing development		
10	What is the definition of infill (or threshold for small area plan)?	See Chapter 2, section II, A 1.c.: For this Plan's purposes, infill shall be limited to completing development on existing lots of record at the density permitted.	If necessary, the meaning of infill can be made more prominent as a policy or definition.

Ref.	Comment Received	Suggested Response	Staff Comments
11	Will Transfers of Development Rights be used to create more densely developed villages?	<p>Amendment: Chapter 2, Section IV, A. Transfer of Development Rights</p> <p>The County should discuss the possibility for an inter-jurisdictional TDR or density exchange, to encourage greater development density <u>and diversity</u> in appropriate villages and other non-municipal settings.</p>	Section IV begins, “The tools noted below are additional regulatory and non-regulatory approaches to achieving plan objectives that were outlined in the 2005 Plan, but have yet to be adopted.”
12	What are landowner rights for new development, within or outside of villages?	<p>See Chapter 2, section II, A 1.c. Chapter 2, section II, A 1.d. Chapter 2, section II, A 3.a. Chapter 2, section II, A 3.b.</p>	Zoning densities and Public Works policies determine where, when and how parcels may be subdivided and/or served by sewer. Subdivision density in villages will be established in zoning ordinance. Changes to zoning district densities outside of villages are not being recommended.
13	Will there be bonus density allowances for workforce housing?	<p>Amendment: Chapter 2, Section V, A. Bonus (Incentive) Zoning</p> <p>Incentive zoning may be considered to promote the development of workforce and affordable housing in Village Planning Areas <u>County’s land use objectives</u>.</p>	Section V begins, “In addition to the implementation recommendations described above, the following planning tools were outlined in the 2005 Plan but not considered for use.” Density bonuses are mentioned in the plan as one tool to promote smart growth. Bonuses are not being recommended for workforce housing or any other purpose.

Ref.	Comment Received	Suggested Response	Staff Comments
14	Premature to adopt blanket policy adopting housing types.	Amendment: Policy 4.14 In areas with public sewer and adequate infrastructure, the County encourages the development of a variety of housing types, styles and designs, including allowances for accessory dwelling units, apartments, cottages, duplexes and townhomes. Existing housing stock should be maintained, conserved and improved to support social and economic diversity within the community. Single accessory apartments or cottages should be permitted in agricultural or rural residential districts of the County.	Amendment revises policy to be consistent with language in 2005 Plan.
15	What should be County role in implementing Recommendations 4-16 (seek means to provide affordable “workforce” housing for low and middle income families”) and 4-17 (explore opportunities to work with investors and home owners to address housing demand)?	Amendment, Chapter 4, Recommendation 4.21: <i>The County should will request that the Affordable and Workforce Housing Commission, with Planning Department support, reconvene to gather information concerning...</i>	These very broad recommendations can be addressed in a number of ways other than direct financial support by the County. There are many regional and national examples that could help the County develop an appropriate local strategy.
16	Housing policies and workforce retention should be based on a positive strategy rather than restrictive development policies. The County must act to stem population decline due to lack of economic opportunities including affordable housing. Targeted incentives and subsidies should be enacted to promote diversity, housing and job opportunities.	See Policies 4.18 and 7.5.	Economic development plans as well as housing and community development policies should more explicitly emphasize the value and the necessity for workforce housing in order to assure the County’s future character. Recruiting and retaining a younger, active and engaged population should be a County priority.

Ref.	Comment Received	Suggested Response	Staff Comments
Villages			
17	Acknowledgement and disposition of village plans	Amendment, Chapter 9, Section III,A. Paragraph begins, "Several villages have developed their own..." Add: <u>The existing plans provide useful information that will assist County staff and organizations in future decision making. Plans can be found on the County website.</u>	Suggest that the plans be permanently included on the County website.
18	Support for village hazard mitigation and resilience.	To be addressed in Hazardous Mitigation Plan update.	Forward suggested amendment to Emergency Management to include villages in priorities for implementation in HMP. "F. Develop specifications for backup generators and fuel tanks to provide municipalities, the County <u>and villages community facilities</u> with a continuous source of electrical power."
Map Amendments			
19	Application of Tier IV on Royal Oak property	Staff recommends modifying the Tier map for Royal Oak as shown at the end of this document.	Staff will present a suggested modification to the Tier designation adopted in 2012, for a property in Royal Oak.

Ref.	Comment Received	Suggested Response	Staff Comments
20	Tier III-C Amendments	Tier map details are provided at the end of this document for <ol style="list-style-type: none"> Deep Harbor Farm New Road 	Planning Commission and Public Works Advisory Board members will make comments on two areas under consideration for III-C designation.
21	Land Use Plan map amendments	Staff recommends modifying the Land Use Plan maps for the St Michaels and Oxford areas, as shown at the end of this document.	Maryland Department of Planning has identified some areas of minor inconsistency between the future growth areas surrounding municipalities.
Economic Development			
22	Broadband coverage in towns is adequate, plans needed for “last mile”	<p>Amendment: Chapter 7, Section II, F. Technology to Support Economic Development, third paragraph: Talbot County is at risk of falling behind in establishing the necessary broadband capacity to support its economy and workforce. <u>Providing</u> network to improve the quality and availability of dated<u>data</u> services to businesses and residents <u>is essential</u>.</p> <p>Amendment: Policy 7.3 The County should consider promoting and negotiating broadband services <u>and should establish a task force to seek ways to improve access to wireless communication as a public utility</u>.</p>	The County hosts an informal group with a range of interests in this topic. Not everyone agrees that the “last mile” is within reach for all residents at a reasonable price.
23	Include broadband fiber where possible in development/ infrastructure plans.	Amendment: Policy 3.2 The County will encourage continuous improvements to the entire road network and will ensure that all improvements further the land use, environmental, and transportation <u>and utility</u> goals of the Comprehensive Plan.	Provisions for conduit or fiber optic cable could be written into Public Works project specifications and for subdivision and development requirements.

Ref.	Comment Received	Suggested Response	Staff Comments
		<p>Policy 3.27 The County shall seek mechanisms to supply the necessary broadband service for its economy by first establishing a task force charged with identifying models for an infrastructure to deliver efficient and equitable access to this service for commercial development, telecommuting workforce development and community resilience. <u>The County should require installation of fiber optic infrastructure where possible in development or redevelopment projects.</u></p> <p>Policy 7.2 To be competitive, the County shall seek mechanisms to supply equitable access to broadband services, with the objective of developing efficient and equitable access for commercial development, remote work, workforce development and community wellbeing. <u>The County should require installation of fiber optic infrastructure where possible in development or redevelopment projects.</u></p>	
24	In policy 7.3, what does Public Utility mean?		Generally understood as a utility like telephone, which is accessible to the general public, regulated by government but privately financed and maintained. (Amendment 22 above proposes to strike this term in Policy 7.3)

Ref.	Comment Received	Suggested Response	Staff Comments
25	Economic Development and Tourism support for STAR redevelopment.	<p>Amendment, Chapter 7, Economic Development, New Policy: 7.10 The County should support and encourage the appropriate enhancement of existing tourism related uses and structures that contribute positively to the County's economic base.</p> <p>New Policy 2.6 In certain areas where the County Council deems redevelopment to be appropriate, the County should provide greater design flexibility for redevelopment project that will allow for the improvement or replacement of functionally obsolete structure and/or uses.</p>	Amend subsequent policy #s.
Comprehensive Plan Process			
26	Some respondents considered the planning process lacking in opportunities for public input.		Staff supports providing adequate time for review of the final draft, both prior to introduction and in the public comment period before adoption.
27	The appropriate role of the County Council in the development of the Plan was called into question.	The County Attorney had advised the County Council of their authority in the drafting and adoption of the Comprehensive Plan.	Over the past year, there have been considerable exchanges of ideas between the Council and Planning Commission, reaching substantial agreement on the goals and recommendations in the redline draft.
Staff Recommendations			
28	Amendments as defined in Kirke Harper Memo dated 12/10/2015 and general edits.	Edit where consistent and appropriate and/or provide data as available to include updating planning document list on Page IX.	Detail, syntax, grammar or typographical edits described on memo pages 2 through 6.
29	Update Tourism Data	Change in statistics only.	Tourism Director pointed out a more recent annual report is available.









